

139.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

886,000 / 886,000

USE VALUE:

886,000 / 886,000

ASSESSED:

886,000 / 886,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BARTLETT AVE, ARLINGTON

OWNERSHIP

Owner 1:	KATZ GREGORY MILTON	Unit #:	99
Owner 2:	KATZ ABIGAIL CATHERINE		
Owner 3:			

Street 1: 99 BARTLETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	RUMA-IVERS LOUISE/ ESTATE -
Owner 2:	-

Street 1: C/O ELISABETH IVERS

Twn/City: BROOKLYN

St/Prov: NY	Cntry
Postal: 11215	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Wood Shingle Exterior and 3434 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7004																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	886,000			886,000		144043
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	139.A-0001-0002.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	886,000	0	.	.	886,000	Year end	12/23/2021		!10776!	
2021	102	FV	859,000	0	.	.	859,000	Year End Roll	12/10/2020			
2020	102	FV	845,500	0	.	.	845,500	845,500 Year End Roll	12/18/2019			
2019	102	FV	736,400	0	.	.	736,400	736,400 Year End Roll	1/3/2019			
2018	102	FV	648,800	0	.	.	648,800	648,800 Year End Roll	12/20/2017			
2017	102	FV	589,500	0	.	.	589,500	589,500 Year End Roll	1/3/2017			
2016	102	FV	589,500	0	.	.	589,500	589,500 Year End	1/4/2016			
2015	102	FV	543,100	0	.	.	543,100	543,100 Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
RUMA-IVERS LOUI	75126-190	1	7/15/2020	Estate/Div	912,500	No	No			10776
	15704-450		7/1/1984		10	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/15/2021	1539	Redo Bat	29,600	O					6/30/2021	USPS	JO	Jenny O
9/28/2005	878	Redo Kit	76,500	C		G7	GR FY07	& REDO BTHS	9/23/2020	SQ Returned	JO	Jenny O
									9/9/2020	SQ Mailed	MM	Mary M
									10/3/2019	Mail Update	MM	Mary M
									9/13/2018	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			643-5103, Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: GREY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir: N - NONE				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1902	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdict: G7		Fact: .		Floor: 1 - 1st Floor				Totals	RMs: 11	BRs: 7	Baths: 1	HB: 1									
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name: 46 - 7004				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	11	7	0									
Avg Ht/FL: STD				Functional:				Additions:													
Prim Int Wal: 2 - Plaster				Economic:				Kitchen:													
Sec Int Wall:	%			Special:				Baths:													
Partition: T - Typical				Override:				Plumbing:													
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:													
Sec Floors:	%			CALC SUMMARY				Heating:													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:	1	11	7										
Subfloor:				Size Adj.: 0.95576584				COMPARABLE SALES													
Bsmnt Gar:				Const Adj.: 1.00989902				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Adj \$ / SQ: 294.394																	
Insulation: 2 - Typical				Other Features: 77500																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W				NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 1088450																	
Solar HW: NO	Central Vac: NO			Depreciation: 202452																	
% Com Wal	% Sprinkled			Depreciated Total: 885998																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
Make: [] Model: []																					
SPEC FEATURES/YARD ITEMS				Serial #:																	
				Year:																	
				Color:																	
				PARCEL ID 139.A-0001-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:				Total Special Features:													Total:			
Undisplayed Areas: GLA: 3434																					
8  <p>AssessPro Patriot Properties, Inc</p>																					